



TOWN OF DUNDEE FUTURE LAND USE MAP AMENDMENT STAFF REPORT

TO: Town of Dundee Planning and Zoning Board

PREPARED BY: Lorraine Peterson, Development Director

AGENDA DATE: August 17, 2023

REQUESTED ACTION: **APPLICANT-INITIATED FUTURE LAND USE MAP AMENDMENT**

A request by Raysor Ventures, LLC to amend the Future Land Use Map for property located in the Town of Dundee from Agriculture/ Residential Rural (A/RR) to Low Density Residential (LDR) on the approximately 24 +/- acres. The parcels are located at the southwest corner of Lake Hatchineha Road and Caldwell Drive, further described as parcels 272824-000000-013010 and 272824-000000-013020.

BACKGROUND:

The subject property, which is located at the southwest corner of Lake Hatchineha Road and Caldwell Drive, includes two parcels and totals approximately 24+/- acres of land and are currently a grape farm.

The applicant is requesting the proposed Future Land Use Amendment go from A/RR (County) to LDR (Town) as it would be consistent with the Town of Dundee's Future Land Use Districts and compatible with the adjacent land uses. The LDR FLU is located to the south and west of the subject site. This application has a companion zoning application.



FUTURE LAND USE MAP REQUEST:

The applicant is requesting a Future Land Use Map amendment from Agricultural Residential Rural (A/RR) to Low Density Residential (LDR) on approximately 24 +/-acres. A description of the existing and proposed Future Land Use is provided as follows.

EXISTING AND PROPOSED FUTURE LAND USE

Polk County Land Development Code, Land use Districts Established Section 204, A1 – Standard Land Use Districts:

1. Rural (A/RR): The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low-density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities.

Town of Dundee Comprehensive Plan, Future Land Use Element, Policy 2.3: Low Density Residential:

The primary function of the Low-Density Residential classification is to accommodate low density residential development consisting primarily of single-family dwellings. Maximum density is 5.0 residential dwelling units per acre; Agricultural uses are permissible in this category.

REASON FOR REQUEST:

The subject property is part of a proposed 80-unit single family subdivision. There is a companion zoning map amendment.

ANALYSIS:

Table 1 includes the density/intensity for the amendment to the Future Land Use Map amendment for the property, which results in a potential increase of 115.2 dwelling units.

**Table 1:
Analysis of Impacts from Proposed Future Land Use Map Amendment**

	Existing FLU: A/RR (24 +/- acres)	Proposed FLU: LDR (24 +/- acres)
Density/Intensity	A/RR: 1.0 DU/5 acres	LDR: 5.0 DU/acre
Density Potential	A/RR: $5/24 = 4.8$ DU'S	LDR: $5 \times 24 = 120$ DU'S
Difference	Increase of 115.2 DU's	

SURROUNDING PROPERTIES:

The property is currently a grape vineyard. Properties to the north, northeast, east, and southeast are in unincorporated Polk County with a Future Land Use of Agriculture Residential Rural (A/RR) and consist of citrus, pasture, and single-family homes. Properties to the south, southwest, west, and northwest are in Dundee town limits and have a Future Land Use of Low Density Residential (LDR). These properties consist of citrus groves, pasture and single-family homes.

PUBLIC FACILITIES AND SERVICES ANALYSIS:

Potable Water

There is a 10" potable water line located on the southside of Lake Hatchineha Road right-of-way. The Town of Dundee will provide potable water services for the property and its development. The maximum development potential for the property under the existing Future Land Use designation generates a demand of 1,728 gpd. The maximum development potential for the property under the proposed Future Land Use designation generates a demand of 43,200 gpd. The change in Future Land Use designation increases the potential impact to the Town's potable water services by 41,472 gpd. See calculations below. The Town will have capacity to serve the project. The developer will be responsible for connecting to the Town's potable water system.

Estimated water consumption for residential based on 360 gallons per day (gpd) as established in the Code of Ordinances.

- Existing Future Land Use:
 - $4.8 \text{ dwelling units} \times 360 \text{ gpd} = 1,728 \text{ gpd}$
- Proposed Future Land Use:
 - $120 \text{ dwelling units} \times 360 \text{ gpd} = 43,200 \text{ gpd}$

Table 2a:
Impact on Town's Water Services – Existing Future Land Use

	Total Town Capacity (gpcd)	Current Town Usage (gpcd)	Remaining Town Capacity (gpcd)	Demand for Project (gpcd)	Town Capacity Remaining (gpcd)
Existing FLU	917,500	777,430	140,070	1,728	138,342

Table 2b:
Impact on Town's Water Services – Proposed Future Land Use

	Total Town Capacity (gpcd)	Current Town Usage (gpcd)	Remaining Town Capacity (gpcd)	Demand for Project (gpcd)	Town Capacity Remaining (gpcd)
Proposed FLU	917,500	777,430	140,070	28,800	111,270

Sanitary Sewer

Sanitary sewer lines are located on the southside of Lake Hatchineha Road right-of-way. The Town of Dundee will provide sanitary sewer services for the property and its development. The maximum development potential for the property under the existing Future Land Use designation generates a demand of 1,296 gpd. The maximum development potential for the property under the proposed Future Land Use designation generates a demand of 32,400 gpd. The Future Land Use map amendment increases the potential impact to the Town's sanitary sewer services by 31,104 gpd. See calculations below. The Town has capacity to serve the project. The developer will be responsible for connecting to the Town's sanitary sewer system.

Estimated sanitary sewer consumption for residential is based on 270 gallons per day (gpd) as established in the Code of Ordinances.

- Existing Future Land Use:
 - 4.8 dwelling units * 270 gpd = 1,296 gpd
- Proposed Future Land Use:
 - 120 dwelling units * 270 gpd = 32,400 gpd

Table 3a:
Impact on Town's Sanitary Sewer Services – Existing Future Land Use

	Total Town Capacity (gpcd)	Current Town Usage (gpcd)	Remaining Town Capacity (gpcd)	Demand for Project (gpcd)	Capacity Remaining (gpcd)
Existing FLU	700,000	120,000	580,000	1,296	578,704

Table 3b:

Impact on Town's Sanitary Sewer Services – Proposed Future Land Use	Total Town Capacity (gpcd)	Current Town Usage (gpcd)	Remaining Town Capacity (gpcd)	Demand for Project (gpcd)	Capacity Remaining (gpcd)
Proposed FLU	700,000	120,000	580,000	32,400	547,600

Solid Waste

Dundee transfers solid waste collected in the Town to the Polk County Landfill. As the operators of the landfill, the County plans for capacity for all municipalities in the county, as well as unincorporated areas. Polk County determined that there is sufficient landfill space for the county, including Dundee, to dispose of household garbage for approximately 65 years.

Traffic/Transportation

Access to the site is from Scenic Highway on the west and Stalnaker Road on the south. These are State and County maintained roads respectively. Based on ITE estimates, the estimated average annual daily trips (AADT) generation for this development is 1,435 trips per day ($152 \text{ units} * 9.44 = 1,435$). The peak hour typically utilized is the weekday P.M. peak hour. Based on ITE estimates, the P.M. peak hour trip generation is estimated at 137 peak hour trips per day ($152 \text{ units} * 0.9 = 217$). Any proposed development will require a full traffic study to determine necessary off-site improvements. Coordination with Polk County is required.

Recreation

The Town currently meets the level of service requirement of 4.5 acres per 1,000 residents as established in the Comprehensive Plan. The applicant will be required to provide recreational opportunities per the Land Development Code. The dedication of land for park and recreation services is 0.0116 acres/dwelling unit. The Town Commission may approve a dedication of land, a fee paid in lieu of dedication, or a combination of the two. The Town Commission makes this determination at time of concept plan.

Environmental Impacts

According to the Fish and Wildlife Service (FWS), the sand skink (endangered species) is endemic to the sandy ridges of central Florida, occurring in Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam counties. This site is also located in areas identified as potential habitat

for the Gopher Tortoise, a threatened species. Since this site is located in an area identified as potential sand skink and gopher tortoise habitat, as the project continues through to site development plan approval stages, specific environmental studies will be completed, and requirements will be addressed.

School Impacts:

The Polk County School Board will review the project as it continues through to subdivision review and approval stages. Any development will have to address school concurrency issues and any necessary mitigation.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Town of Dundee Comprehensive Plan policies are relevant to the proposed request. The policy is provided with an analysis of how the request may or may not be consistent with the Town's Comprehensive Plan. The request is consistent with the Comprehensive Plan. The proposed Future Land Use Map amendment is consistent with the opportunities for surrounding properties within the Town of Dundee.

**Table 4:
Consistency with the Comprehensive Plan**

Comprehensive Plan Policy	Analysis
FLU Policy 5.1: Direct higher densities and intensity of use to areas where public facilities and services are available or are projected to be available. Limit the density and intensity of use in areas where public facilities and services are not available.	Public facilities (water and wastewater) are located less than 1 mile from the property. The Town's Code of Ordinances requires connection for a development of more than 20 homes if facilities are located within one mile.
FLU Policy 5.2: Ensure that development orders or permits for future development and redevelopment are issued only if the public facilities and services necessary to meet the adopted level of service standards are available concurrent with the impacts of the development as established within all Elements of the Town of Dundee Comprehensive Plan, including the level of service standards listed within the following Elements: 1. Infrastructure Element 2. Transportation Element 3. Capital Improvements Element 4. Public School Facilities Element	The proposed impacts of the potential Future Land Use map amendment can be facilitated within the Town's existing services; therefore, the adopted levels of service will be maintained.
FLU Policy 5.4: Agricultural land uses	Adequate public facilities are available

shall not be converted to uses of higher density or intensity until adequate public facilities and services are available concurrent with the impacts of the proposed new development.	currently.
FLU Policy 6.1: Locate Future Land Uses at densities and intensities that will reduce greenhouse gas emissions while encouraging energy efficiency and will discourage urban sprawl and leap-frog development that unduly depletes the physical, social, and fiscal resources of the Town.	The property is located near existing residential development within the Town of Dundee and the County.
CIE Policy 2.3: At the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.	Adequate public facilities are available at this time.
PSFE Policy 2.4.1: Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level of service standards (LOS) of this element and as required by Section 163.3180(13) F.S.	The School Board will review any proposed projects for concurrency determination during the subdivision review process.

PUBLIC HEARING: FUTURE LAND USE MAP AMENDMENT

MOTION OPTIONS:

1. I move the Planning & Zoning Board **recommend approval to the Town Commission** of the request by Raysor Ventures, LLC to amend the Future Land Use for property located in the Town of Dundee from Agriculture/ Residential Rural (A/RR) to Low Density Residential (LDR) on the approximately 24 +/- acres located at the southwest corner of Lake Hatchineha Road and Caldwell Drive, further described as parcels 272824-000000-013010 and 272824-000000-013020.
2. I move the Planning & Zoning Board **recommend approval with changes to the Town Commission** of the request by Raysor Ventures, LLC to amend the Future Land Use for property located in the Town of Dundee

from Agriculture/ Residential Rural (A/RR) to Low Density Residential (LDR) on the approximately 24 +/- acres located at the southwest corner of Lake Hatchineha Road and Caldwell Drive, further described as parcels 272824-000000-013010 and 272824-000000-013020.

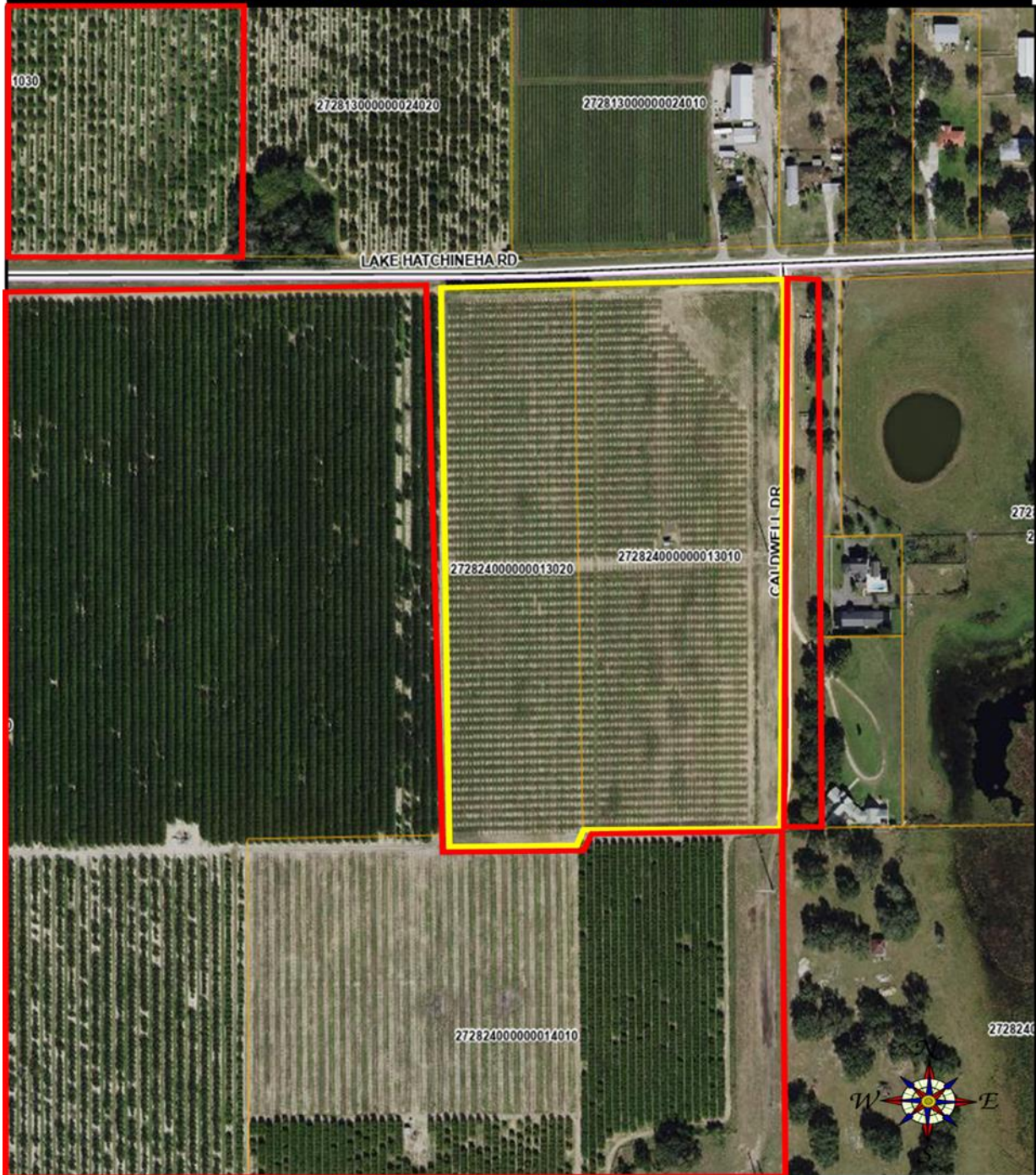
Attachments:

Aerial Map

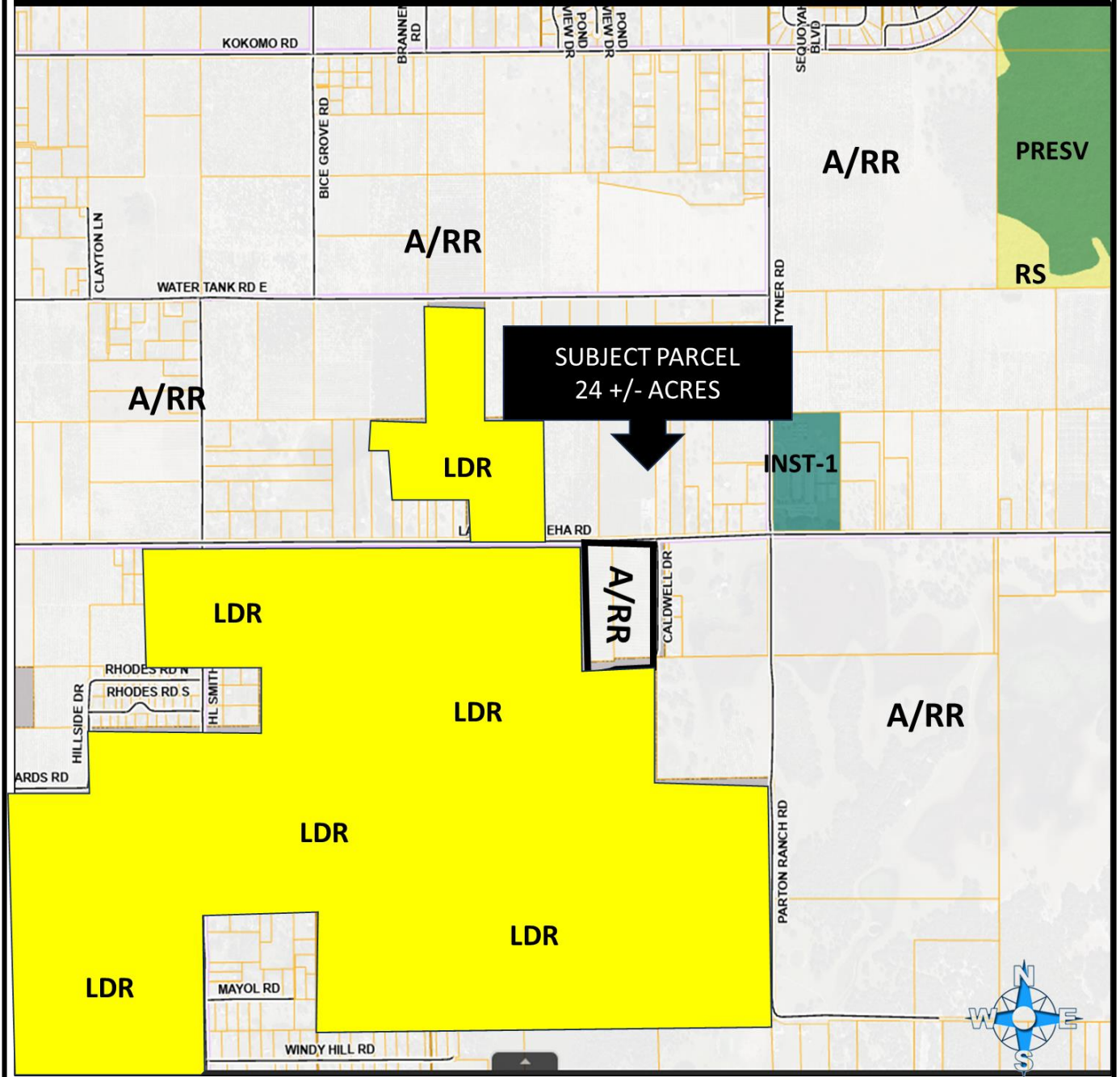
Existing 2030 Future Land Use Map

Proposed 2030 Future Land Use Map

TOWN OF DUNDEE AERIAL MAP CALDWELL RIDGE PROPERTY



TOWN OF DUNDEE EXISTING FUTURE LAND USE CALDWELL RIDGE PROPERTY



**TOWN OF DUNDEE
PROPOSED FUTURE LAND USE
LOW DENSITY RESIDENTIAL
CALDWELL RIDGE PROPERTY**

